

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

200 Block West Franklin Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

(See Item 10 - Geographical Data, Verbal Boundary Description)

CITY, TOWN

Richmond

VICINITY OF

Third (David E. Satterfield, III)

STATE

Virginia

CODE
51

COUNTY

(in city)

CODE
760**3 CLASSIFICATION**

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple Ownership (See Continuation Sheet #1)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Richmond City Hall

STREET & NUMBER

CITY, TOWN

Richmond

STATE

Virginia

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Virginia Historic Landmarks Commission Survey

DATE

1977

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Virginia Historic Landmarks Commission, 221 Governor Street

CITY, TOWN

Richmond

STATE

Virginia 23219

7 DESCRIPTION

CONDITION

☒ EXCELLENT

☐ GOOD

☐ FAIR

☐ DETERIORATED

☐ RUINS

☐ UNEXPOSED

CHECK ONE

☒ UNALTERED

☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED

DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

In the 200 Block of West Franklin Street is a collection of eight nineteenth-century houses spanning the period from the very earliest to the closing years of the century. A remarkably well-preserved group, it features a varied collection of nineteenth-century styles ranging from the Federal through the Greek Revival and other mid-century revival styles to the eclectic Eastlake and Beaux-Arts efforts of the end of the century. From another point of view, it is equally interesting as a collection of variations (with two exceptions) on a single model--the side-passage, double-pile town house form used for the urban dwellings of Anglo-America, from the seventeenth century until the present.

The buildings are located in a buffer area between the business district of downtown Richmond and the Fan District, a residential neighborhood which also accommodates a large university. This buffer zone, which formerly contained a large number of fine, late nineteenth-century dwellings, primarily serves small businesses such as restaurants and small offices like architectural firms, insurance agencies, and so forth. However, in recent years a number of high-rise apartments and hotels have been erected in the area, seriously threatening its character. The 200 block survives intact, except for one building, demolished several years ago, which stood on the southwest corner of the Franklin-Jefferson Street intersection at the eastern end of the block. As a whole, it contains what is undoubtedly the finest group of buildings surviving in the neighborhood, and there are no intrusions upon its integrity. Finally, immediately adjacent to the district on the northeast and southeast corners of the Franklin-Jefferson intersection are two other buildings--the Mayo Memorial House and the Jefferson Hotel, respectively--which are individually listed in the Virginia Landmarks Register and in the National Register of Historic Places.

The eight buildings comprising the 200 Block of West Franklin Street Historic District are:

See Continuation Sheet #2

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The 200 Block of West Franklin Street contains perhaps the most interesting concentration of nineteenth-century architecture in Richmond, a concentration associated with some of the city's more prominent houses. Represented in the block's eight extant buildings is the full range of architectural taste for a 100-year span. The earliest house, the Cole Diggs House, though later remodelled, is a notable survival from the Federal period with important interior woodwork. The Greek Revival is represented in the Smith-Palmer House, while the Second Empire Style receives outstanding expression in the Ida Schoolcraft House. Modified Italianate is exemplified in the A. S. Smith House, while the T. Seddon Bruce House illustrates the Eastlake-Queen Anne influence on the city's architecture. Perhaps the most architecturally outstanding dwelling of the group is the Carter-Mayo House designed by the nationally prominent firm of Carrère and Hastings in the tradition of Beaux-Arts Eclecticism. Although two houses on the eastern end of the block have been demolished in recent years, the remaining dwellings form a sufficiently cohesive unit to make the block a credible historic district. The preservation of the block is due at least in part to the ownership of all the properties in recent decades by Tucker's Sanitorium, a private psychiatric hospital.

In 1810 the city of Richmond annexed two triangles of land which had been part of the thousand-acre farm Thomas Rutherford acquired in 1794. This annexation stretched the City's western limits to what is now Belvidere Street. Rutherford had sold off lots in this area to his friends so that he might be surrounded by compatible neighbors, with the result that the annexed land was already occupied by a number of commodious houses surrounded by orchards, gardens, and outbuildings, each occupying a whole city block.

Alexander Stuart bought two acres of this land, which he subsequently sold in four lots to Major William Price, Cole Diggs, Robert Greenhow, and Thomas Wilson, each of whom built a house between 1800 and 1810 in what is now the 200 Block of West Franklin Street. The Greenhow and Wilson Houses were demolished in 1882 and 1892 but the Price and Cole Diggs houses, though altered, are still standing on the north side of the street.

Except for the demolition of Nos. 201 and 203, the south side of the block has been little changed since 1895. A stable was removed from the rear of the Palmer House some time after 1951 and other houses have lost their porches, but the integrity of the block is sufficiently preserved. Though the use of the buildings changed from residential to commercial and institutional, the fact that they came under a single ownership enabled the Historic Richmond Foundation to coordinate the block's preservation when Tucker's Hospital was removed to a new site in 1976.

The following is a statement of significance for each of the buildings remaining in the block:

See Continuation Sheet #13

19 MAJOR BIBLIOGRAPHICAL REFERENCES

Dulaney, Paul S. The Architecture of Historic Richmond.
Charlottesville, Va., 1968.

Hill's City Directory of Richmond, Virginia, 1870-1950.

Scott, Mary Wingfield. Houses of Old Richmond. Richmond, Va., 1941.

Old Richmond Neighborhoods. Richmond, Va., 1950.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approximately 3 acres

UTM REFERENCES

A 18 283880 4157960

ZONE EASTING

NORTHING

B

ZONE

EASTING

NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

The 200 Block West Franklin Street Historic District is bounded on the NE by the SE-NW alley connecting Jefferson and Madison Streets and halving the block defined by W. Grace, Jefferson, W. Franklin, and Madison Streets; on the SE by Jefferson Street; on the SW by the SE-NW alley connecting Jefferson and Madison Streets and halving the block defined by W. Franklin, Jefferson, W. Main, and Madison Streets; and on the NW by Madison Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Virginia Historic Landmarks Commission Staff

ORGANIZATION

Virginia Historic Landmarks Commission

DATE

May 1977

STREET & NUMBER

221 Governor Street

TELEPHONE

(804) 786-3144

CITY OR TOWN

Richmond

STATE

Virginia 23219

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE Tucker Hill, Executive Director
Virginia Historic Landmarks Commission

DATE

MAY 17 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

NOV 17 1977

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

NOV 17 1977

KEEPER OF THE NATIONAL REGISTER

National Register of Historic Places

UNITED STATES DEPARTMENT OF THE INTERIOR
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4. OWNER OF PROPERTY

(200) S.W.A. Partnership
-204) c/o Mr. Larry Shifflett
7 East Franklin Street
Richmond, Virginia 23219

(204) ~~Historic Richmond Foundation~~
~~c/o Mr. Michael Gold~~
~~2407 E. Grace Street~~
~~Richmond, Virginia 23223~~

(206 - 212)
Franklin 15
c/o Mr. James D. Hundley
5310 Markel Road, Suite #103
Richmond, Virginia 23230

(205) Junior League of Richmond
c/o Mrs. Ruth Cunningham
205 West Franklin Street
Richmond, Virginia 23220

(207) Cohen, Abeloff, and Staples
c/o Mr. William H. Abeloff
1128 Ross Building
Richmond, Virginia 23219

(209) Mr. David Meade White
300 West Main Street
Richmond, Virginia 23220

(211) B & F Partnership, Ltd.
c/o Mr. Robert Bluford
2016 Monument Avenue
Richmond, Virginia 23220

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Guide to Descriptions and Statements of Significance

<u>Property</u>	<u>Description (7)</u> <u>Continuation Sheet</u> #	<u>Significance (8)</u> <u>Continuation Sheet</u> #
200 West Franklin Street Ida Schoolcraft House	2	13
204 West Franklin Street Cole Diggs House	3-4	14
206 West Franklin Street A. S. Smith House	5	15
208-212 West Franklin Street Price House	6	16
205 West Franklin Street Carter-Mayo House	7-8	17
207 West Franklin Street T. Seddon Bruce House	9-10	18
209 West Franklin Street Susan V. Joynes House	11	19
211 West Franklin Street Smith-Palmer House	12	20

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NORTH SIDE

COLE DIGGS HOUSE, 204 WEST FRANKLIN STREET

The Cole Diggs House is a small, two-story, stuccoed brick building erected early in the nineteenth century with alterations made to the exterior decoration at mid-century. A small east wing was built late in the nineteenth century, and interior redecoration of the house was accomplished at approximately the same time. The house is three bays wide and has an entrance doorway, with sidelights and an elliptical fanlight, in the east bay. The windows all have six-over-six sash and mid-century cornices. The facade is sheltered by a full-length, double-tier porch with a balustrade composed of contiguous ellipses. The porch, also built in the middle of the last century, is supported on coupled, Doric piers. A projecting box cornice and gable-end parapets, containing the chimneys, surmount the whole. The one-bay, late nineteenth-century wing is decorated in the same manner as the earlier section.

The original portion of the house has a side-passage with two equal-sized rooms to the west of it; two smaller rooms are in the later east wing. A dogleg-plan stair rises in the passage. One room of early woodwork survives; the other rooms are handsomely decorated in a quasi-Federal/Colonial Revival style.

The front room in the original section and the two rooms in the wing are all decorated in a similar manner. A pedestal chair rail, with plaster wainscoting below and molded plaster panels above, is carried around the room. The panels are similar to those in the Carter-Mayo House (205 West Franklin Street) and thus connect this, the earliest of the 200-block houses, with the latest and most sophisticated one. Each room has a mantel consisting of fluted, Roman Doric or (as in the west parlor) Ionic pilasters supporting entablature blocks and a central tablet, with plaster swags, medallions, and urns embellishing the frieze. Above the mantels are overmantel panels decorated either with heavy crossettes, as in the west parlor, or with delicate rosettes in the corners, as in the east rooms. A molded cornice is used in the parlor, and a plaster Ionic cornice with dentils and egg-and-dart moldings is employed in the east rooms.

The west rear parlor contains woodwork which is apparently original. The mantel has Roman Doric colonettes supporting heavy entablature blocks and a central tablet, with a molded shelf above. This is surmounted by a "tombstone-headed" overmantel panel which is pieced at the bottom in a manner suggesting that this original work may have been artistically "improved" during the late nineteenth-century redecoration. To either side of the fireplace are arched-top closets flanked by fluted, Roman Doric pilasters set on fluted bases. A pedestal chair rail and dentil cornice are carried around the room.

See Continuation Sheet #4

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NORTH SIDE

COLE DIGGS HOUSE (Cont'd)

The passage is divided at the center by an elliptical archway with Roman Doric pilasters, a molded keystone, and applied-mold spandrel panels. This dates from the Colonial Revival redecoration, as do the aedicule door frames with their crossetted architraves, entablature blocks, enriched friezes, and flat cornices. However, the open-string stair with its molded banister and colonette newel and balusters may be original.

See Continuation Sheet #5

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NORTH SIDE

A. S. SMITH HOUSE, 206 WEST FRANKLIN STREET

Set between the Diggs House and the Price House, and connected with them internally, this house forms an architectural link between the two. As a result of changes introduced to make a continuous structure of the three houses, the original plan has been confused by later additions, but its main partitions are intact.

The plan is a typical side-hall plan with pairs of rooms on the right on each floor. The house is built of brick and is three stories high and three bays wide. Segmental heads are used on all of the window openings. A tall, modillion-and-dentil cornice and projecting eaves hide the low hipped roof with its end chimneys. A one-story porch with three sets of coupled Ionic columns shelters the two ground-story windows and the east-bay doorway. The porch is apparently an early alteration.

Surviving interior features of interest include the open-string, square-newel-baluster, straight-run chair. At the bottom of the stair is a bay window containing a fireplace. The fireplace is an early but not original feature. Most of the house's original door and window frames survive and there are two Italianate mantels on the second floor.

See Continuation Sheet #6

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NORTH SIDE

PRICE HOUSE, 208 - 212 WEST FRANKLIN STREET

The Price House, at 208 - 212 West Franklin Street, served as the main building of the Tucker's Hospital complex. The original brick building, erected early in the nineteenth century, consists of the eastern two-story, three-bay block. The two-bay west wing was added during the second quarter of that century, then remodeled to its present form shortly after the War Between the States. It now has segmental openings, a covering of stucco, and, over the three central bays, a mansard roof covered with white-painted slate and pierced by three segmental-headed dormers. The center dormer is wider than the others, as are the central openings on the first two floors. The three central bays of the first floor are sheltered by a one-story porch supported on four pairs of coupled Doric piers. The porch roof is flat and has a plain frieze. A five-bay wing was added to the west in the conversion of the house to hospital use, and another wing was added to the rear for the same purpose. The original section, therefore, presently forms the nexus of a T-shaped structure, and the whole has been linked internally with the Smith and Diggs houses.

In the course of its use as a hospital, the plan and interior decoration have been obliterated. One room of significance does survive in the wing. It is a mahogany-paneled Colonial Revival-style office installed during the occupancy of businessman James H. Dooley. Very high, raised-panel wainscoting covers the south wall, and a wooden cornice is carried around the room. The office is further embellished with a frontispiece doorway of attenuated proportions and an elaborately carved cabinet mantel.

See Continuation Sheet #7

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SOUTH SIDE

CARTER-MAYO HOUSE, 205 WEST FRANKLIN STREET

The Carter-Mayo House is a striking specimen of Beaux-Arts building in Richmond. Constructed soon after 1893 by Carrère and Hastings for P. H. Mayo, the two-and-one-half-story brick house stands across the intersection from the Jefferson Hotel, another of Carrère and Hastings' eclectic efforts. The facade is divided into two bays. The broad, eastern bay features three-part windows engulfed in limestone surrounds. The lower window is arched, and the one at the second-story level continues unbroken through the cornice into a consoled and pedimented dormer which is set flush with the front of the house. The narrow, western bay contains the entrance and is also freely embellished with limestone trim. A limestone base rises to the height of the door head, and the entrance is framed by a massive, Ionic, stone frontispiece. A tall hipped roof with a ridge perpendicular to the street covers the main portion of the house. High chimneys and pedimented dormers embellish the roof along the long wall.

The plan of the house is a variation of the side-hall concept. The decoration of the house reflects the growing academic formalism and pretense of the late nineteenth century. However, the notions of freely interwoven spaces, popular among the Queen Anne architects and perfected by Shingle Style builders, are evident in Carrère and Hastings' planning. The result is that a thoroughly traditional plan has been reworked in a most playful manner. One enters through a small vestibule into what appears to be a side passage with stairs to the rear. The vestibule is set off from the main house by a leaded-glass screen with a scaled pattern reminiscent of Arts and Crafts work. To the east of the side passage are two rooms of approximately equal size, with a third, larger room set at the rear. The stairs are archaeological Georgian work, having an open string; a molded banister which is scrolled around the urn-and-column newel; three standard eighteenth-century-type, urn-and-column balusters to a tread; and sawn spandrel brackets. However, there is no wall between the passage and the rear; instead, the architects chose a screen of two tall, fluted Ionic columns. Broad doorways separate this parlor from the front parlor and the rear room. A large arched window in the front parlor is set on axis with a mirror over the rear mantel, thus eliminating any sense of termination of the axis. Similarly, a mirror over the central parlor's mantel reflects the stair space, which is flooded with light from a tall round-headed window. This reduces the separation between the first and the second stories and focuses attention on this handsome piece of joinery. By making these apparently minor alterations to an essentially static plan form, the architects have created of the stair and central parlor a living hall. This area acts as a resting point in the heart of the house at the intersection of longitudinal, lateral, and vertical axes of uncertain termini in a plan which is itself only barely enclosed from the outside.

See Continuation Sheet # 8

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SOUTH SIDE

CARTER-MAYO HOUSE, 205 WEST FRANKLIN STREET (Cont'd)

The decoration throughout the house is a Colonial Revival interpretation of the Adamesque mode. Very similar to the later work in the Cole Diggs House, at number 204, it is possibly the work of the same hands. Tall, recessed-panel wainscoting, eared overmantel panels with central mirrors, and pilastered mantels with entablature blocks with varying degrees of enrichment are used throughout.

See Continuation Sheet #9

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SOUTH SIDE

T. SEDDON BRUCE HOUSE, 207 WEST FRANKLIN STREET

The T. Seddon Bruce House, a two-and-a-half-story, dark red brick structure built ca. 1882-1885 in an eclectic Queen Anne-Eastlake style, is among the finest of the 200-block houses. A four-bay house with a bay window in the east bay, the house is embellished with inset terra cotta tiles and light-colored granite lintels and has a tall, patterned slate-covered hipped roof with two gabled dormers and a weatherboarded cross gable over the projecting bay. An original porch has been removed.

The plan of the Bruce House is that of a central-passage, double-pile house altered to suit prevailing Queen Anne-Shingle Style notions of living spaces. One enters a narrow passage by way of a small vestibule set off from the passage by an etched glass screen. To the left are two almost equal-sized rooms connected by double doors; the front room has a chimney on the east wall, and the rear room has one on the west wall. The west front corner is occupied by another small room, and the entrance passage opens into a large living hall in the southwest corner of the house. This hall is subtly set off from the passage by a pair of small consoles at ceiling level. In it are a triple-run stair, a fireplace, and doors to a large room in an original ell as well as to a passage to a later ell which is behind the original one.

Woodwork of a high quality, much of it preserving its original graining, is used throughout the house. There are fine cabinet mantels in the two front rooms and in the living hall. That in the west front room consists of a colonetted lower section, with an overmantel having three tiers of small shelves flanking a recessed central window. Decorative tiles with motifs derived from the ceramics of Classical antiquity embellish the surround. The east room mantel plays on Renaissance forms in the Queen Anne manner, with a low swan's-neck pediment capping the mirrored overmantel. Brightly colored birds are depicted on the tiled surround. There is a molded plaster cornice carried around the room.

The living-hall mantel is built of spindle turnings used in a variety of ways. The overmantel contains a central mirror surmounted by a shelf with a low spindle-turned baluster and flanked by two tiers of small glassed cases. The handsome closed-string stair in this room is the architectural highlight of the house. It has heavy balusters, a massive molded rail, and a paneled string, all anchored by a large, square, elaborately carved and gabled newel in the Eastlake manner. The double-tiered, recessed-panel wainscoting carried around the room is reduced to a single tier and carried up the stairs, with a half-newel marking the division between the single- and double-tier work.

See Continuation Sheet #10

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SOUTH SIDE

T. SEDDON BRUCE HOUSE (Cont'd)

Worthy of note on the second floor are two striking slate mantels in the East-lake style. They are painted black with their incised geometric decorations picked out in gold.

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SOUTH SIDE

SUSAN V. JOYNES HOUSE, 209 WEST FRANKLIN STREET

A two-and-one-half-story, three-bay brick building, the Joynes House was built circa 1885. Extensively altered since that time, the present facade features three tall openings on the ground floor. The doorway, in an elliptical opening, is located in the slightly projecting left (east) bay. The tall, false mansard roof, with its two small pedimented dormers on the west and its large gable over the east bay, is visually bracketed by flanking, forward-projecting parapets. Label molds are used over the windows on both the first and second stories, and a belt course runs around the house near the top of the second-floor windows.

The plan of the house has been considerably altered. Apparently it originally consisted of a side-stair passage with two rooms to the west of it and an ell to the rear. An entrance vestibule has been created from the front portion of the passage. There are now four rooms to the west of it in a one-two-one arrangement, moving from front to rear. An undistinguished stair with a heavy Eastlake-type newel, open string, and turned balusters is the only surviving original woodwork.

See Continuation Sheet #12

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SOUTH SIDE

SMITH-PALMER HOUSE, 211 WEST FRANKLIN STREET

The Smith-Palmer House, a three-story, three-bay, brick Greek Revival town house built soon after 1851, is remarkable for its exceptionally fine interior trim and for its high-quality craftsmanship. The front doorway, which is in the west bay, is sheltered by an unusual, di-style, Roman Doric portico with fluted columns, a flat roof, and a Doric frieze with medallions in the metopes. All of the windows have white, wooden lintels and sills and louvred blinds. The windows are gradually diminished in size as one ascends from story to story. A molded cornice embellishes the eaves, while parapeted gables, incorporating the chimneys, conceal the low gable roof. The original, small-pane windows of the first floor have been replaced by large, single sheets of glass in each sash. The iron balcony on the first floor is in the Greek style but probably dates from the late nineteenth century.

The house has a standard Georgian-derived town house plan. There is a western passage containing the stair, and two approximately equal rooms open off of it. Behind this is an original ell with small service rooms; another smaller ell was subsequently built behind this.

The fireplaces are centered in the east walls of the two main rooms, which are connected by double doors. The door and window frames in these rooms and the marble mantel in the rear room are finely crafted in designs derived from the works of Asher Benjamin. The front parlor has a late nineteenth-century, fully paneled room end with a Federal-type Colonial Revival mantel.

The open-string, straight-run stair has a bulbous turned newel, turned balusters, and a molded rail.

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NORTH SIDE

COLE DIGGS HOUSE, 204 WEST FRANKLIN STREET

This unpretentious dwelling stands as one of Richmond's more interesting survivals from the early nineteenth century. Inside is an outstanding paneled wall and other notable examples of Federal woodwork. The woodwork is similar to that in the John Marshall House and may have been executed by the same craftsmen. With its wisteria-sheathed, two-tiered veranda the house is a familiar landmark on Franklin Street.

Construction of the house began around 1800 for Cole Diggs, a Revolutionary War officer who acquired the property from Alexander Stuart. Diggs sold the house to David Bullock in 1810. Bullock, twice mayor of Richmond, lived at 204 until 1827. The house remained in Mayor Bullock's family until 1847 when the entire half block was bought by Joseph Allen. Dr. Robert Archer, who owned the house in 1858, changed its character by selling off the side yards and moving the two-tiered porch from the east side to the front. He also undertook additional remodellings, including the stuccoing.

Dr. Archer's granddaughter, Mrs. Andrew Christian, acquired the house in 1903. Mrs. Herbert Claiborne, Mrs. Christian's daughter and wife of the noted restoration contractor and authority on Virginia brickwork, sold the house in 1954 to Tucker's Sanitorium.

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NORTH SIDE

A. S. SMITH HOUSE, 206 WEST FRANKLIN STREET

The A. S. Smith House represents the Late-Victorian, medium-sized town house that was once plentiful in downtown Richmond. The dignified but not individually distinguished dwelling forms an important visual link between the Cole Diggs House and the former main building of Tucker's Sanitorium. In addition, the house adds architectural variety to a block composed primarily of larger dwellings.

Although the exact construction date of the house is uncertain, it most probably was erected in the 1870s, shortly after A. S. Smith bought the lot from the Joseph Allen estate. At the turn of the century the house was owned by Preston Cocke who sold it in 1919 to Tucker's for use as a nurses' residence.

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NORTH SIDE

PRICE HOUSE, 208 - 212 WEST FRANKLIN STREET

The Price House, better known as the main building of Tucker's Hospital, is an interesting example of a structure that has evolved through alterations and additions over a period of a century and a half. The basic character of the house today is of a Second Empire style, institutional building. One of its more notable architectural features is the richly paneled office which was installed when the house was owned by the wealthy Richmond businessman James H. Dooley.

The building stands on a quarter-block lot purchased in 1805 from Alexander Stuart by Major William Price, a Revolutionary War hero. Major Price began construction of the house shortly afterwards. Following Price's death in 1830 the house was acquired by Charles Palmer who "improved" it, apparently by adding a wing. The stuccoing and the addition of the mansard-roofed third floor were probably carried out shortly after the War Between the States. The house was subsequently owned by Bradley T. Johnson, John Harrison, and James H. Dooley. In 1916 it was bought by Tucker's Sanitorium, which extended the street facade and added the main wing to the rear.

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SOUTH SIDE

CARTER-MAYO HOUSE, 205 WEST FRANKLIN STREET

Completed by 1896, the Carter-Mayo House ranks among Richmond's most outstanding examples of Beaux-Arts Eclecticism. With its skillful combining of brick with elaborate stone trimmings the exterior of this dignified dwelling recalls the style of Henry IV. Architects for the house were Carrère and Hastings of New York, a firm of national prominence that gave the country some of its most ambitious and stylish buildings in the Beaux-Arts tradition. The firm's chief Richmond work is the Jefferson Hotel in the adjacent block. Although the house has undergone certain modernizations, the principal rooms are basically unaltered. Unlike the lively exterior these rooms are comparatively restrained examples of Georgian Revival interiors, having fine paneling and Classical detailing. With its numerous bedrooms and service areas the house provides an excellent picture of living conditions for an upper-class family in the Gilded Age.

Thomas Wilson bought the land on which the house stands from Alexander Stuart around 1805 and built a house for himself soon afterward. Wilson, who was four times mayor of Richmond, is one of four mayors who have lived in or owned property in the 200 block. The property was sold to Mrs. Bayly in 1845, and in 1891, after the corner lot had been sold, the Wilson House was sold to Allen Talbott, who demolished the old place and erected a new house at No. 203 (demolished 1964). In 1893 Talbott sold the lot to the west of his new house to P. H. Mayo who built the present house there for his daughter. The Carter family owned the house for many years. More recently it belonged to the Virginia Association of Electrical Co-ops who sold it to Tucker's Hospital in 1973.

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SOUTH SIDE

T. SEDDON BRUCE HOUSE, 207 WEST FRANKLIN STREET

The T. Seddon Bruce House is an exemplar of the Queen Anne-Eastlake style prevalent in the area from the 1880s through the turn of the century. Richmond boasts many houses in this mode although most of the more ambitious examples, except for the Bruce House, have been destroyed, as they were located on property that has since become commercial. Within and without, the architecturally lively dwelling is embellished with fine materials. Of special interest are the elaborate Eastlake mantels on the first floor which are lined with decorative ceramic tiles. The two sets of pictorial tiles are rare survivals. Also notable is the handsome woodwork, much of which retains its original graining. As a distinguished and relatively unaltered example for its style, the Bruce House adds considerably to the architectural variety of the block.

The Bruce House stands on the land which Robert Greenhow bought from Alexander Stuart. Greenhow's house, built in 1808, belonged to Micajah H. Clark from 1857 until 1882, when he sold it to Joseph R. Anderson. Anderson demolished the house and sold the land in two parcels to T. Seddon Bruce and Susan V. Joynes. Both Bruce and Joynes are listed as living at their respective new addresses in the 1885 City Directory. The house remained in the Bruce family until 1922. It changed ownership numerous times until 1946 when it was bought by Tucker's Hospital.

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SOUTH SIDE

SUSAN V. JOYNES HOUSE, 209 WEST FRANKLIN STREET

In its original form the Susan V. Joynes House was probably similar in style to the Bruce House next door, as the two houses were built at approximately the same time. However, the architectural character of the Joynes House has been radically changed through subsequent alteration. Now, with its stuccoed walls, mansard roof, and simple window trim, the house vaguely recalls a provincial French town house. Despite the changes, the house remains a significant visual element in the block from the point of view of compatible massing and proportions.

Like the Bruce House, the Joynes House stands on the land which Robert Greenhow bought from Alexander Stuart. When Joseph R. Anderson demolished the original Greenhow House around 1882, he divided the property into two lots and sold the western one to Susan V. Joynes. Mrs. Joynes completed her house around 1885. It became the property of Levin Joynes at the turn of the century. Tucker's Hospital acquired the house in 1966 from the Sigma Phi Epsilon Fraternity, Inc.

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SOUTH SIDE

SMITH-PALMER HOUSE, 211 WEST FRANKLIN STREET

Richmond's Greek Revival town house architecture at its most refined is well illustrated in the Smith-Palmer House. Conspicuously sited on a corner lot, the house is an important element in the stylistic assemblage of the 200 block, being its only representative of Grecian taste. Although the house follows the pattern of most of the better-quality dwellings in the style, it makes a significant departure from the norm in the elegant little portico sheltering the front entrance. Instead of a Greek order, a Roman Doric order is employed, a rarity for the period. The house has undergone some remodelling on both the interior and the exterior, but the changes do not dilute the structure's architectural integrity. The later balcony across the front can only be regarded as a handsome addition.

Like the other dwellings on the south side of the block, the Smith-Palmer House stands on land that Robert Greenhow bought from Alexander Stuart. Greenhow built his own house in 1808, but by 1836 he had sold it to William Fitzwhylson who immediately conveyed the property to Joseph Mayo, Richmond mayor from 1853 to 1865. It was Mayor Mayo who was forced to deliver the burning city to the Northern Army in 1865. In 1851 Mayo sold the lot on the corner of Madison and Franklin Streets to James M. Smith who immediately built the handsomely proportioned house that stands there today. Although Smith owned the property, the house actually became the home of Mrs. Sarah Howard. In 1854 it became the property and home of Anthony Robinson, Jr., and from 1868 to 1880 it belonged to Z. W. Pickerell, president of the Citizens' Bank. In 1880 it was bought by William H. Palmer. Tucker's Hospital bought the house in 1969 from Victoria Hall.